



State of New Jersey

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Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTIN  
Commissioner

KIM GUADAGNO  
Lt. Governor

Bureau of Case Management  
401-05F  
P.O. Box 420  
Trenton, NJ 08625-0420  
Phone #: 609-633-1455  
Fax #: 609-633-1454

NOV 21 2014

Attn: Mayor Harry Wyant  
Town of Phillipsburg  
675 Corliss Avenue  
Phillipsburg, NJ 08665

**Remedial Action Workplan Approval**

Re: Former Ingersoll Rand Property – Block 3201 / Lot 7.04  
942 Memorial Parkway  
Phillipsburg, Warren County  
SRP PI# 012833  
Activity Number Reference: RPC120001  
Case Name/Number: Ingersoll Rand Non-Landfill Foundry Sand  
Documents Dated: *Revised Remedial Action Workplan (August 2014)*

Dear Mr. Wyant:

The New Jersey Department of Environmental Protection (Department) has completed its review of the above referenced document. This revised Remedial Action Workplan (RAW) was submitted by RT Environmental Services, Inc. (RT) on behalf of the Town of Phillipsburg. The Non-Landfill Foundry Sand Area of Concern (AOC) addressed in this RAW is located on a parcel (Block 3201 / Lot 7.04) which includes a Class II Landfill that was constructed for the disposal of site-derived demolition debris. The referenced AOC encompasses a former foundry sand stockpile area which was subsequently found to contain demolition debris, rail spurs and excavated railroad ties in addition to the foundry sand. The AOC also encompasses those lightly vegetated areas, within the parcel boundaries and surrounding the Class II Landfill, where varying amounts of foundry sand are potentially mixed with the surface soil.

The revised RAW included responses to previous Department comments and a proposal to implement the following long term remedy for soil contamination associated with this AOC: installation of a minimum one foot clean soil cap across those areas adjacent to

the Class II landfill where foundry sand, demolition debris, rail spurs and / or disturbed rail road ties were identified; maintenance of the vegetative cover in those areas within the parcel that are not within the footprint of the Class II Landfill or the proposed cap area; and fencing to be maintained around the entire parcel. The proposal includes the use of capping material derived from a borrow area located on an adjacent farmed lot. This revised RAW addresses soil issues only. Site-wide ground water issues associated with the former Ingersoll Rand site will be addressed under separate cover. It should be noted that this RAW approval does not address the Polycyclic Aromatic Hydrocarbon (PAH) and Polychlorinated Biphenyl (PCB) contamination identified in surface soils in the far southwestern portion of Block 3201 / Lot 7.04 as documented in email correspondences between Jill McKenzie and Gary Brown dated 6/10/14 and 6/16/14.

As per discussions between the Department and the LSRP of record, any RAW-related information / documentation that has not been included in the revised RAW will be included in the Remedial Action Report (RAR).

The Department hereby approves the proposed Remedial Action Workplan, as discussed above, effective the date of this letter.

If you have any questions regarding this correspondence, please contact Jill McKenzie, Case Manager, at (609) 292-1993.

Sincerely,



Maurice Migliarino, Section Chief  
Bureau of Case Management

cc: Jill McKenzie, Case Manager  
Dave Barskey, BEERA  
Gloria DePaolis, BGWPA  
Alan Straus, US EPA  
Gary Brown – LSRP, RT Environmental, Inc.  
Dawn Horst, Ingersoll Rand